



# Periférico Sur 2370, Mexico City

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- ✓ **FULLY FITTED BOUTIQUE OFFICES AT THE ENTRANCE OF SAN ÁNGEL**
- ✓ **IMMEDIATE ACCESS TO PERIFÉRICO**
- ✓ **260 M<sup>2</sup> OFFICE WITH PRIVATE TERRACE (26 M<sup>2</sup>) AND ACCESS TO A 200 M<sup>2</sup> ROOF GARDEN**



Address: **Anillo Perif. 2370, Tlacopac, Álvaro Obregón, 01049, CDMX**

Rentable Area: **2,798 sq ft (260 m<sup>2</sup>)**

Private Terrace: **280 sq ft (26 m<sup>2</sup>)**

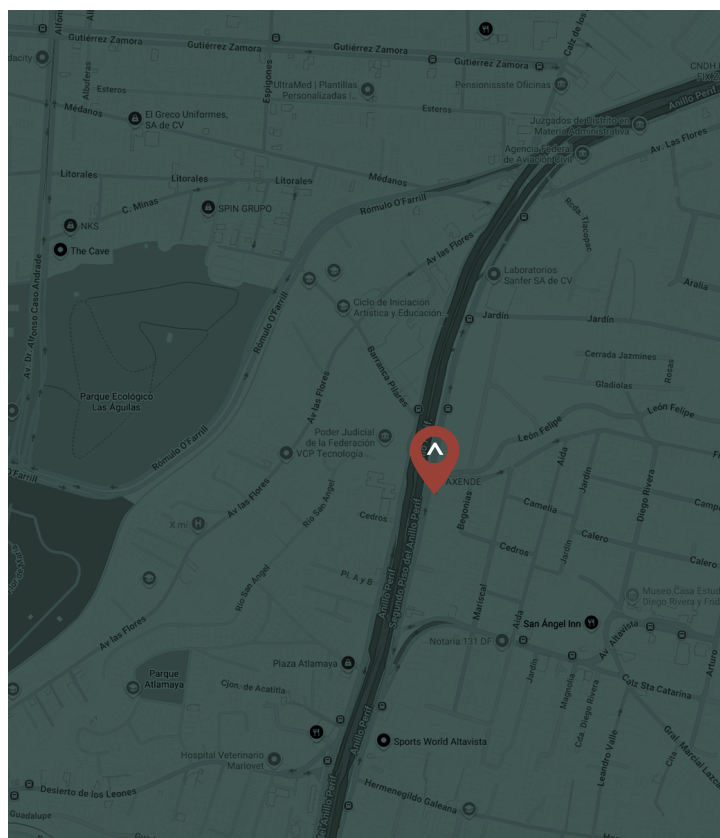
Roof Garden: **2,153 sq ft (200 m<sup>2</sup>)**

Monthly Rent: **MXN \$480/m<sup>2</sup>**

Located at the entrance of San Ángel, on Anillo Periférico in the south-to-north direction, this boutique office offers immediate connectivity to one of Mexico City's main thoroughfares, with nearby return points in both directions and direct access to Avenida Revolución and Altavista via León Felipe Street.

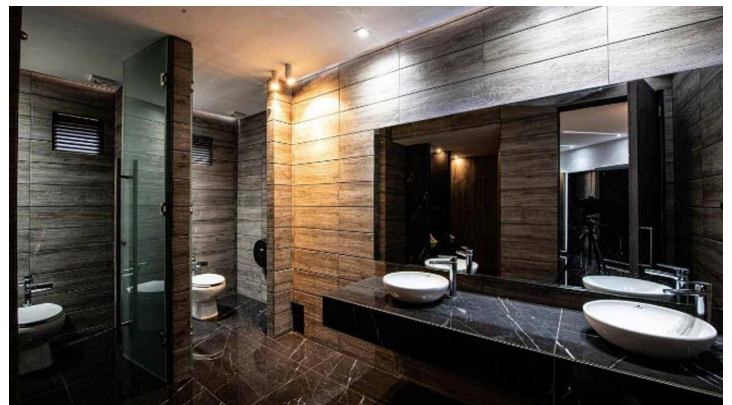
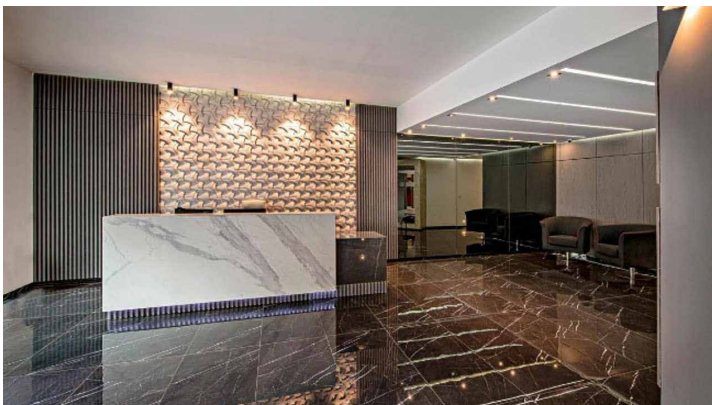
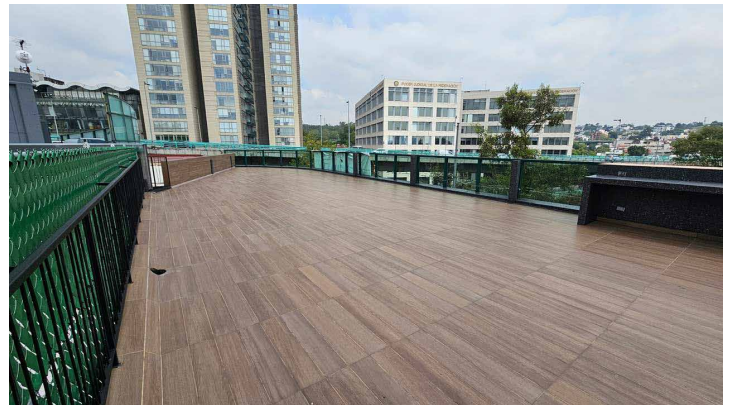
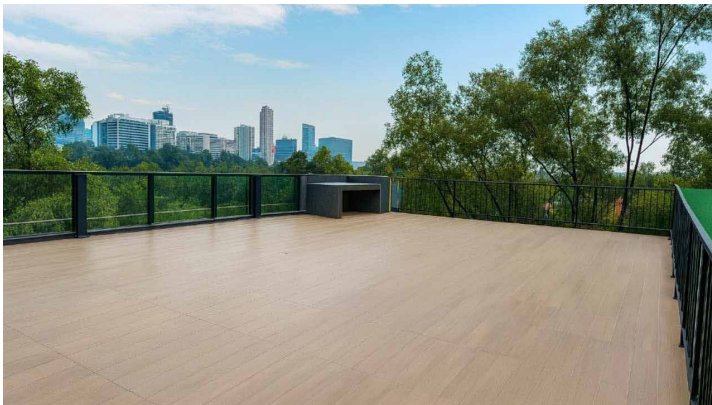
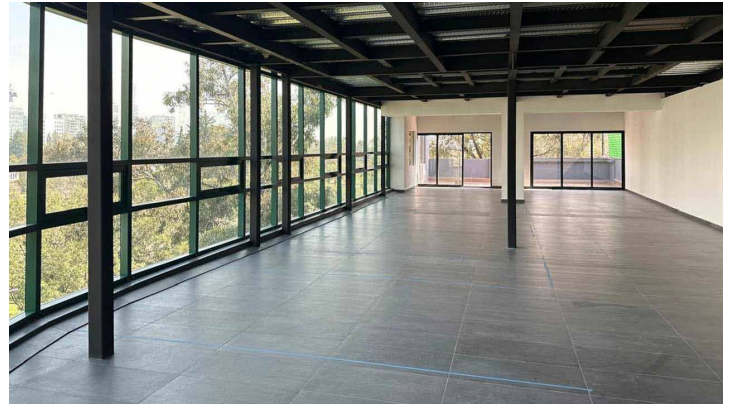
The space, located on the third floor (north side), features 2,798 sq ft (260 m<sup>2</sup>) of interior space, a private terrace of 280 sq ft (26 m<sup>2</sup>), and a private roof garden of 2,153 sq ft (200 m<sup>2</sup>), offering a rare combination of functionality and exclusive outdoor areas.

Fully fitted, it represents an ideal option for firms seeking a strong corporate presence in a strategic southern Mexico City location, within a more private and distinctive format than a traditional office building.



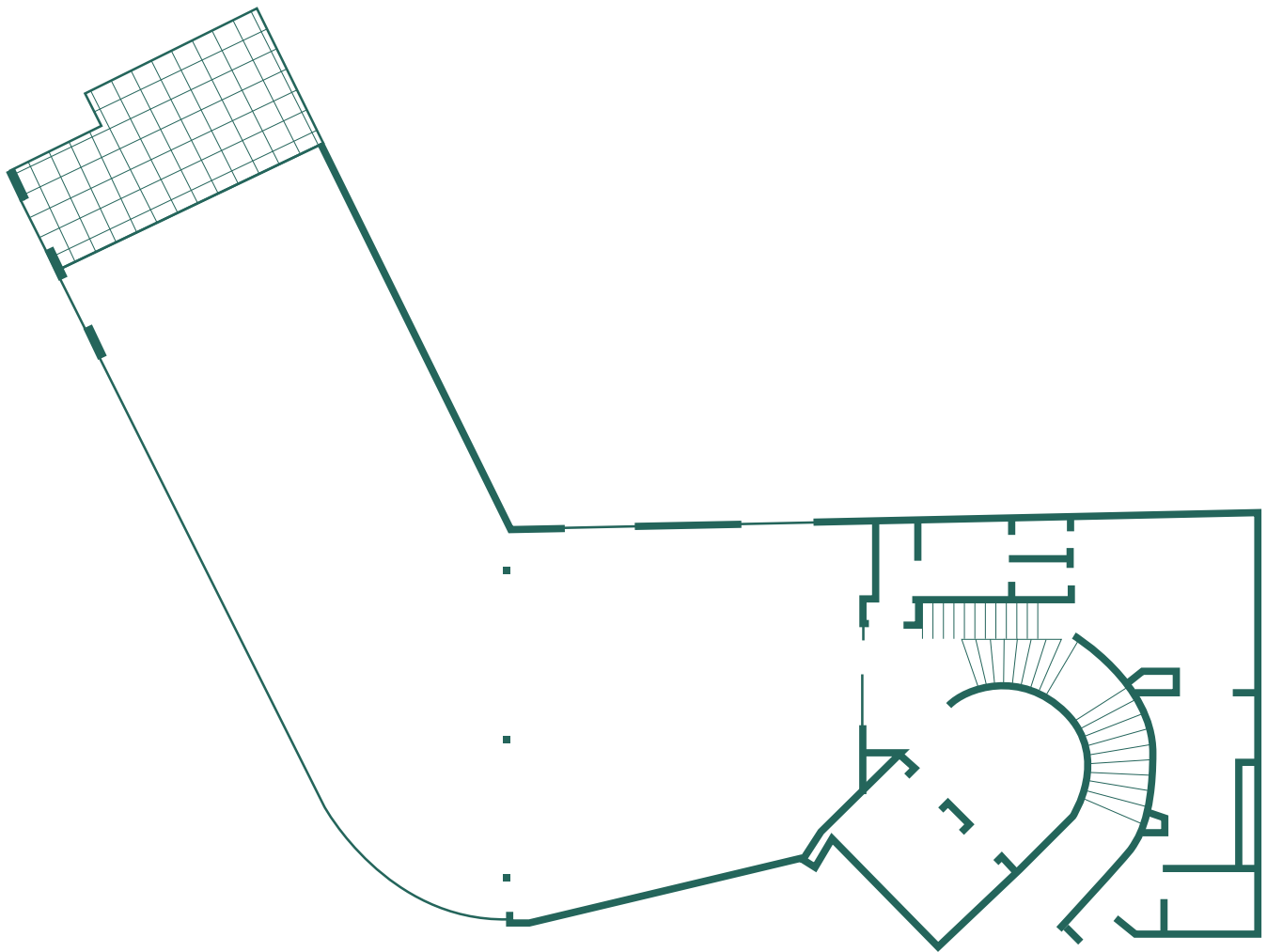
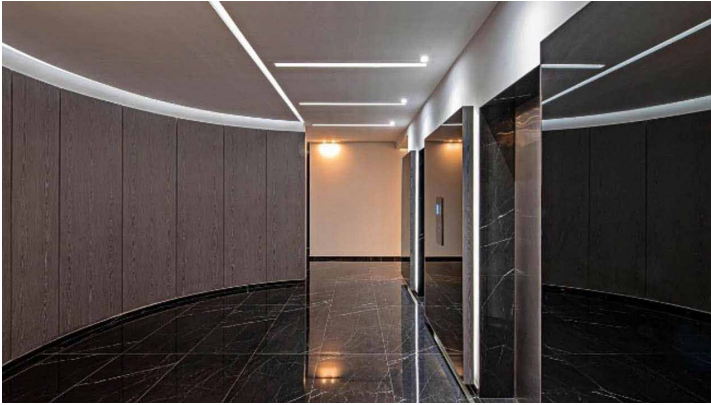
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ARCHITECTURAL PLAN